

**CALENDAR ITEM
C17**

A 1
S 1

12/17/14
PRC 6358.1
B. Terry

REVISION OF RENT

LESSEES:

Dorothy B. Warne, Robert N. Taylor and Scott B. Taylor as individuals; Dorothy B. Warne as Trustee of the Dorothy B. Warne Revocable Trust, established April 12, 1990; and Robert N. Taylor and Scott B. Taylor, Co-Trustees of the Dorothy B. Warne Grandchildren's Trust, established March 14, 1996

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 4290 West Lake Boulevard, near Homewood, Placer County.

AUTHORIZED USE:

Continued use and maintenance of an existing boathouse with a boat hoist, artificially filled area, and one mooring buoy.

LEASE TERM:

10 years, beginning January 6, 2007.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that rent be revised from \$1,825 per year to \$1,793 per year, effective January 6, 2015.

OTHER PERTINENT INFORMATION:

1. On March 25, 2008, the Commission authorized a General Lease – Recreational Use to Dorothy B. Warne, Robert N. Taylor and Scott B. Taylor as individuals; Dorothy B. Warne as Trustee of the Dorothy B. Warne Revocable Trust, established April 12, 1990; and Robert N. Taylor and Scott B. Taylor, Co-Trustees of the Dorothy B. Warne Grandchildren's Trust, established March 14, 1996. The lease will expire on January 5, 2017.

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2. At the time this lease was issued, the Lessees' boathouse with boat lift and one mooring buoy qualified for rent-free status under Public Resources Code section 6503.5 in effect at that time. However, the artificial fill area cannot be used for the docking and mooring of boats and therefore is subject to rent. Staff has conducted the rent review called for in the lease and recommends the revision of rent.

3. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c) (3), and 15378.

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

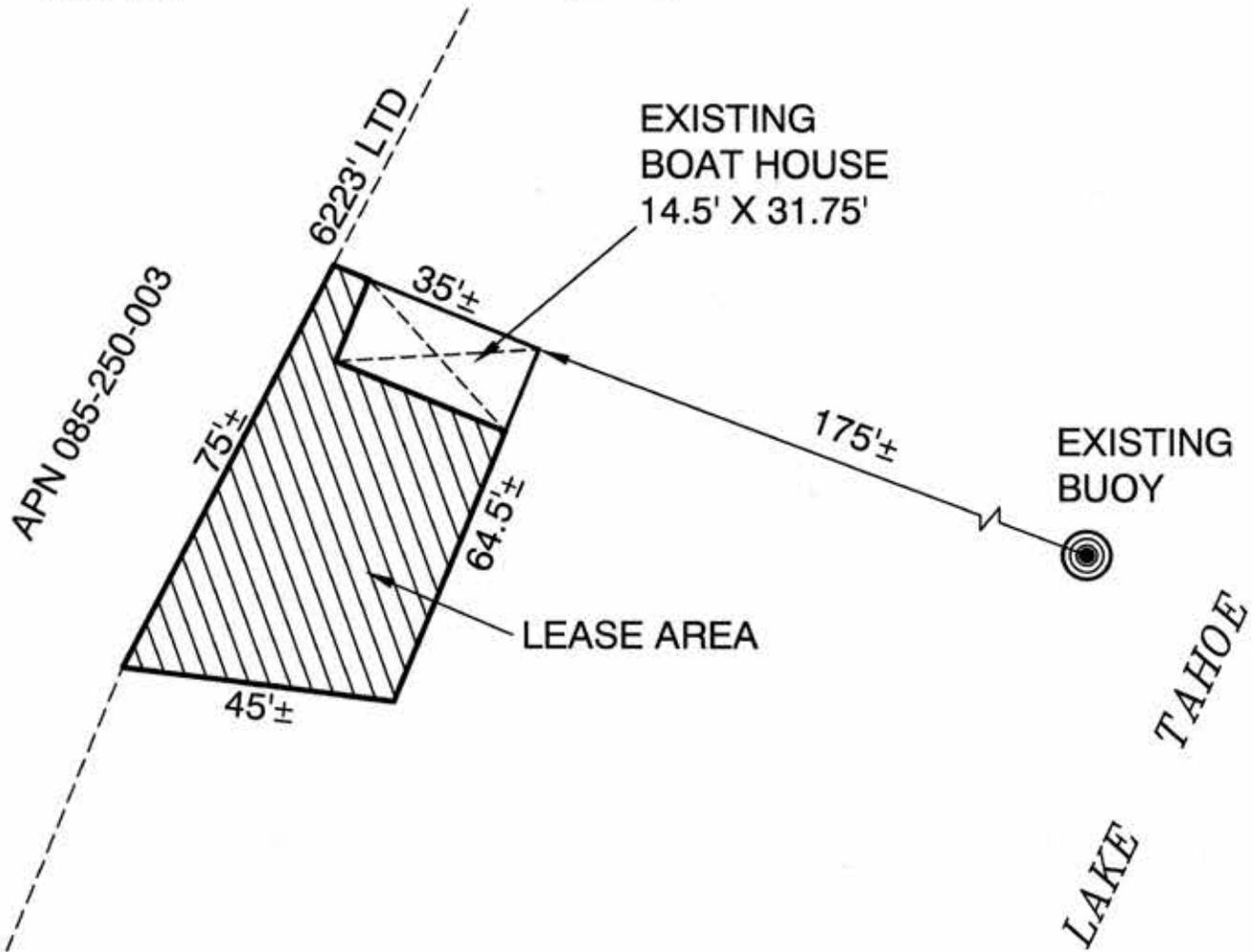
Find that the revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 6358.1 from \$1,825 per year to \$1,793 per year, effective January 6, 2015.

NO SCALE

SITE



4290 WEST LAKE BLVD., NEAR HOMEWOOD

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

PRC 6358.1
 WARNE
 APN 085-250-003
 GENERAL LEASE -
 RECREATIONAL USE
 PLACER COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.